



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: #14310-00000-00898

Date Received: 15 DECEMBER 2014

Commission/Civic: CLINTONVILLE AC

Existing Zoning: _____

Application Accepted by: FF

Fee: \$1900

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. Verizon Wireless seeks a variance to place an antenna concealment structure containing antennas on a building less than 50 feet in height. The requirement of at least 50 feet in building height comes from Sections 3351.05.C and 3309.142(C)b. With the variance, the proposed rooftop telecommunications installation is a permitted use in the C-4 district under Section 3356.03.A which incorporates the uses in Section 3351.03.C.

LOCATION

1. Certified Address Number and Street Name 3400 N High St

City Columbus

State OH

Zip 43202

Parcel Number (only one required) 010021499, 010041528 & 010057664

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Verizon Wireless (signature by Dan Noble, Real Estate Project Manager)

Address 7575 Commerce Court

City/State Lewis Center, OH

Zip 43035

Phone # 614-570-8544

Fax # _____

Email Dan.Noble@VerizonWireless.com

PROPERTY OWNER(S):

Name North Broadway High Professional Building, LLC (signature by Stephen Hutchinson, Managing Member)

Address 3400 N High St

City/State Columbus, OH

Zip 43202

Phone # 614-507-2762

Fax # _____

Email steve@brokerone.us

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name Faulk & Foster (signature by Ralph Wyngarden)

Address 678 Front Ave NW, Suite 110

City/State Grand Rapids, MI

Zip 49504

Phone # 616-490-9804

Fax # _____

Email: ralph.wyngarden@faulkandfoster.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE DAN A. NOBLE - VERIZON WIRELESS

PROPERTY OWNER SIGNATURE STEPHEN S. HUTCHINSON - MANAGING MEMBER

ATTORNEY / AGENT SIGNATURE Ralph Wyngarden - Faulk & Foster

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00898

3400 NORTH HIGH
STREET

One Stop Shop Zoning Report

Date: Wed Dec 31 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3400 N HIGH ST UNIT T COLUMBUS OH 43202

Mailing Address: 3400 N HIGH ST

COLUMBUS OH 43202

Owner: NORTH BROADWAY HIGH PROF

Parcel Number: 010021499

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: NORTH HIGH STREET UCO

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

14310-00000-00898
3400NORTH HIGH
STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Ralph Wyngarden
of (1) MAILING ADDRESS Faulk & Foster, 678 Front St NW, Suite 110, Grand Rapids, MI 49504
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) North Broadway High Professional Building, LLC
3400 N High St
Columbus, OH 43202

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Verizon Wireless
7575 Commerce Court, Lewis Center, OH 43035

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Dana Bagwell, Chair
Clintonville Area Commission
3982 High Street, Columbus, OH 43214

and that the following is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

Please see attached list.

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Ralph Wyngarden

Subscribed to me in my presence and before me this 15th day of DECEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Dan Headapohl

My Commission Expires:

JAN HEADAPOHL

Notary Public, State of Ohio

My Commission Expires 12-7-16

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

14310-00000-00898

**3400NORTH HIGH
STREET**

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The special circumstance presented by this property is that it contains a building tall enough to allow Verizon Wireless to meet the service needs of the community but too short to meet the city's minimum 50' building height requirement for a rooftop telecommunication installation. The need for a site at this height and location is a function of the demand for voice and data service created by residents, businesses and visitors in the vicinity. The literal enforcement of the ordinance will create a hardship because there are no available buildings in the vicinity that meet the 50' height requirement. Granting the variance will alleviate this hardship and allow for a non-intrusive alternative to a new tower. The proposed rooftop telecommunication installation will not negatively impact adjacent uses or properties. Granting the variance is in the public interest, consistent with the spirit of the ordinance and in harmony with the community's emphasis on using existing structures rather than building new towers.

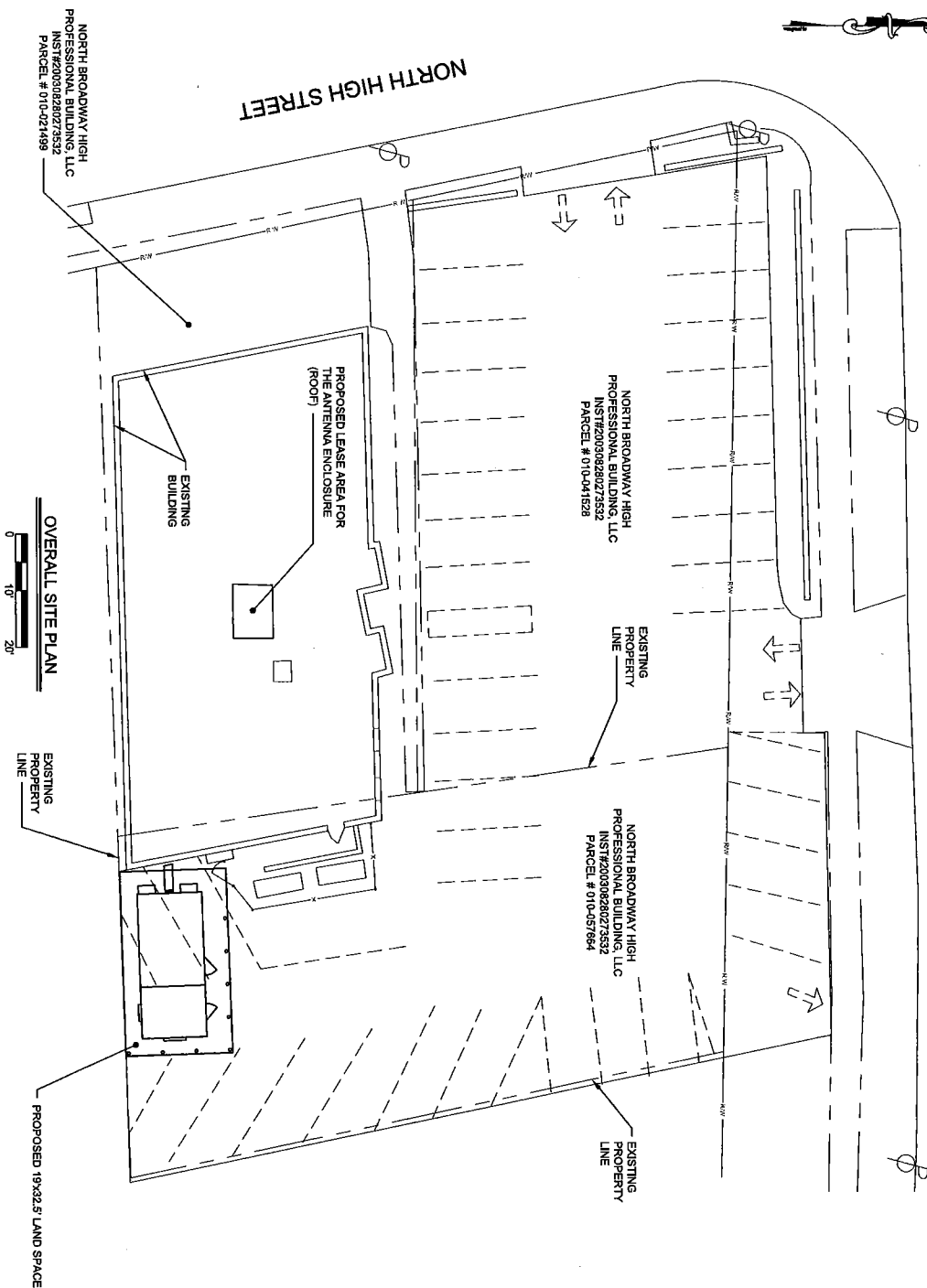
Signature of Applicant Ralph Wyngarden Date 12/15/2014
Faulk & Foster, by Ralph Wyngarden, for Applicant

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

Real Estate / GIS Department

14310-00000-00898
3400 NORTH HIGH
STREET

E NORTH BROADWAY



SITE DATA

PROJECT DESCRIPTION:

THE INSTALLATION OF A PROPOSED STATE APPROVED INDUSTRIALIZED SHELTER EQUIPMENT AND ANTENNAS IN A STEALTH CONDOMINIUM STRUCTURE LOCATED ABOVE THE EXISTING ELEVATOR SHAFT.

LOCATION:

FRANKLIN COUNTY, CITY OF COLUMBUS
STATE OF OHIO

SITE ADDRESS:

NORTH HIGH ST
COLUMBUS, OH 43202

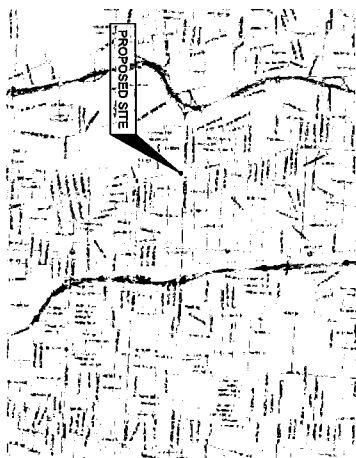
SITE COORDINATES:

LATITUDE: 40° 1' 52.34"
LONGITUDE: 83° 0' 55.31"
ELEVATION: 780.61' (NAVD 1983) - AVERAGE GROUND

DRIVING DIRECTIONS:

FROM LEWIS CENTER, OH, GO SOUTH ON US-22. TAKE RAMP TO
RIGHT ON US-22. TURN RIGHT ON US-22. TAKE RAMP TO
LEFT ON OLENTANGY RIVER ROAD. TURN LEFT ONTO N
BROADWAY. TURN RIGHT ONTO N HIGH STREET. SITE IS ON THE
LEFT.

LOCATION MAP



BURGESS & NIPLE
Engineers • Architects • Planners

5085 REED ROAD
COLUMBUS, OH 43220
614-459-2050
FAX 614-451-1385

**SITE NAME: CLINTONVILLE
CENTRAL**
SITE NUMBER: CLMB-304
NORTH HIGH ST
COLUMBUS, OH 43202

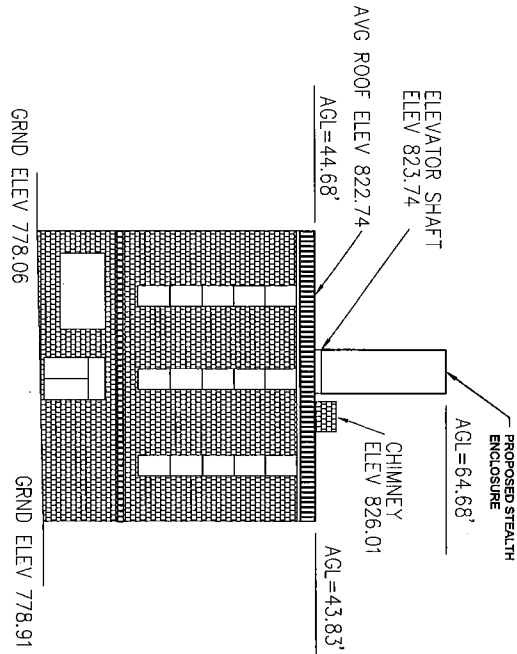


NEW PAR.dwg

REV.	DATE	DESCRIPTION	SCALE
DESIGNED BY:	DRAWN BY:	DATE:	AS SHOWN
GSH	JBH	06/04/2014	

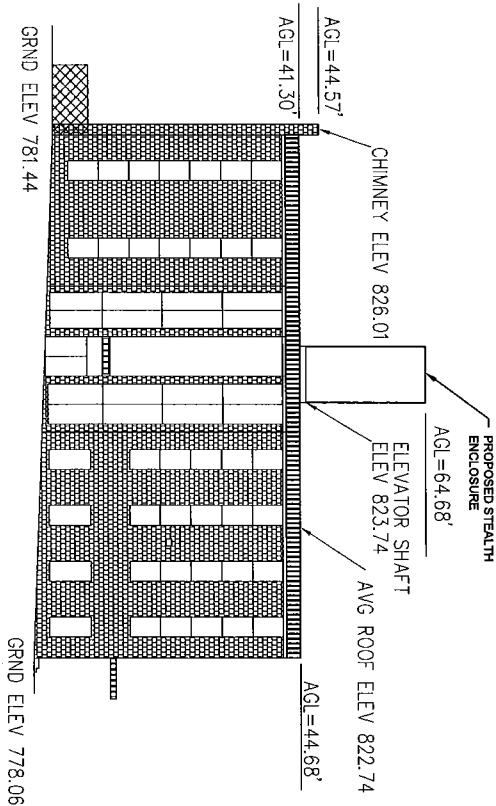
SEAL

**OVERALL SITE
PLAN, SITE
DATA, AND
LOCATION MAP**
SHEET NUMBER
Z-1



NORTH HIGH STREET
ELEVATION VIEW
NOT TO SCALE

14310-00000-00898
3400NORTH HIGH STREET



EAST NORTH BROADWAY
ELEVATION VIEW
NOT TO SCALE

BURGESS & NIPLE
Engineers ■ Architects ■ Planners

5085 REED ROAD
COLUMBUS, OH 43220
614-459-2050
FAX 614-451-1385

SITE NAME: CLINTONVILLE CENTRAL
SITE NUMBER: CLMB-304
NORTH HIGH ST
COLUMBUS, OH 43202



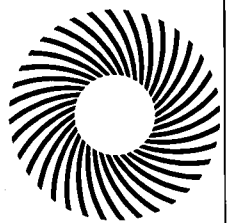
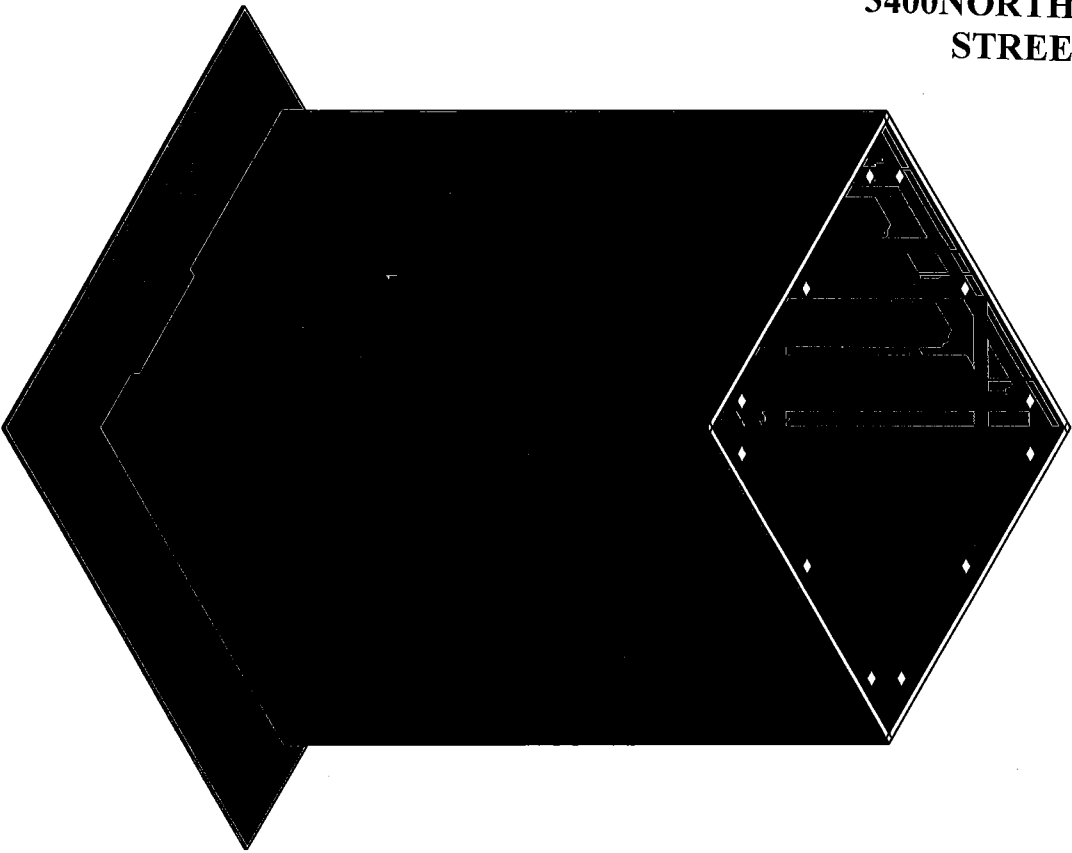
REV.	DATE	DESCRIPTION	SCALE
DESIGNED BY:	DATE:	08/04/2014	AS SHOWN
DRAWN BY:			
DATE:			
SCALE:			
AS SHOWN			

SEAL

BUILDING ELEVATION VIEWS

SHEET NUMBER Z-4

14310-00000-00898
3400NORTH HIGH
STREET



STEALTH[®]
FIRST IN CONCEALMENT[™]

SAFETY.

INTEGRITY.

TRUST.

EXPERIENCE.

WE ARE STEALTH[®].
THE ® MAKES THE DIFFERENCE.

3034-A ASHLEY PHOSPHATE RD.

NORTH CHARLESTON, SC 29418

P: (800)-755-0689 / F: (843)-207-0207

WWW.STEALTHCONCEALMENT.COM

PRELIMINARY DRAWINGS

VERIZON WIRELESS

SITE # CLMB304

CLINTONVILLE CENTRAL

N. HIGH ST. COLUMBUS, OH. 43202

STEALTH JOB #: VZ14-00338H-00R1

DRAWING INDEX

T1 TITLE SHEET
N1-N2 NOTES & SPECIFICATIONS
S1-S4 ASSEMBLY - ELEVATIONS

T1

5-27-14

A



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED
provided.

14310-00000-00898

APPLICATION

**3400NORTH HIGH
STREET**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Ralph Wyngarden

of (COMPLETE ADDRESS) Faulk & Foster, 678 Front St NW, Suite 110, Grand Rapids, MI 49504

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

North Broadway High Professional Building, LLC, 3400 N High St, Columbus, OH 43202

Verizon Wireless, 7575 Commerce Court, Lewis Center, OH 43035

SIGNATURE OF AFFIANT

Ralph Wyngarden

Subscribed to me in my presence and before me this 15th day of DECEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Dan Headapohl

My Commission Expires:

DAN HEADAPOHL

Notary Public, State of Ohio

My Commission Expires 12-7-16

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer